

Protect your home... and let the storm blow over

As a result of major precipitations, your home may have been affected by sewer backflow and sudden flooding while neighbouring residences were spared.

Why?

Beyond providence, you can be sure that if the waters rise, the homes that remained dry benefited from preventive maintenance and protective measures.

Is your own house well protected? You can avoid nasty consequences, especially in terms of cost, by checking the following points:

6 points check



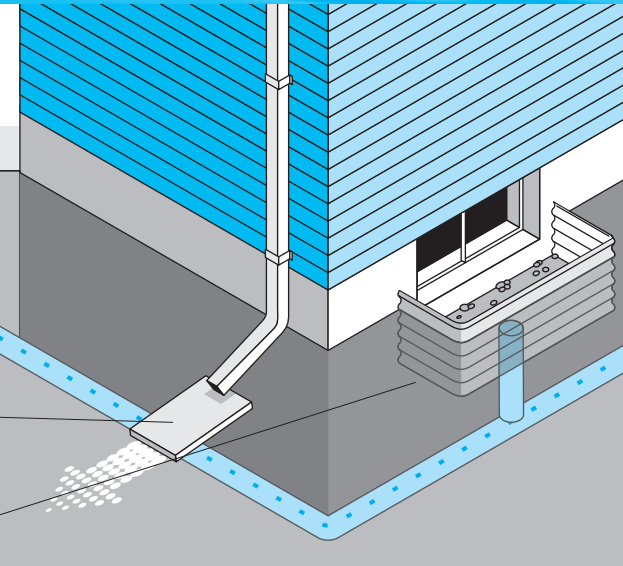
- 1 The land should have a very slight incline which would allow surface water to drain towards the street.

The gutters should keep water away from your home, without ever being connected to the footing drain.

2

For windows located beneath ground level, there should be a curb to act as a barrier against surface water. Also, a rock bed will ensure outflow at the base of the window itself.

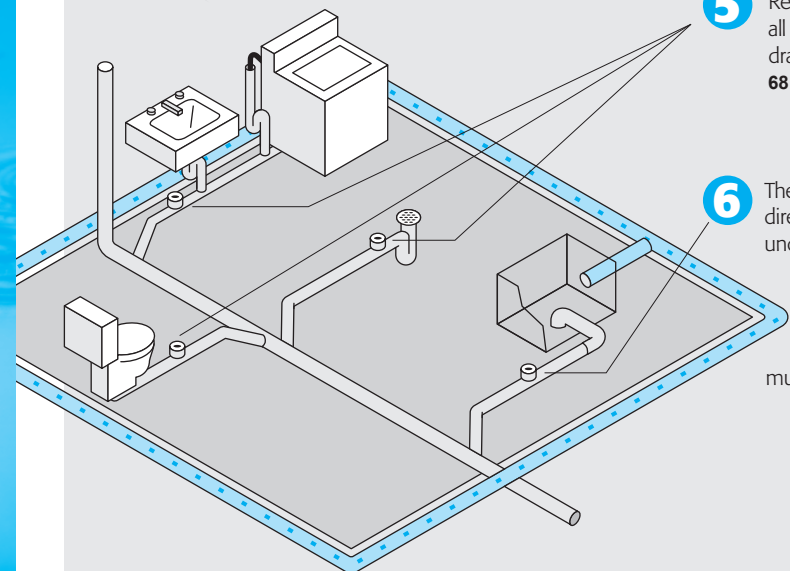
3



- 4 The foundations, of course, should not have any cracks.

- 5 Regardless of the year in which your home was built, all plumbing connections, including the basement floor drain, should be equipped with check valves. **Articles 68 to 70 of Construction By-Law No. 1443**

- 6 The footing drain, which surrounds your home, is usually directed towards a storm water holding tank located under the level of the finished basement floor. The water is then drained from the tank either through gravity or with the help of a lift pump and heads for the sewer. Like any other plumbing fixture, the pipe leading from the tank to the sewer must be equipped with a check valve.

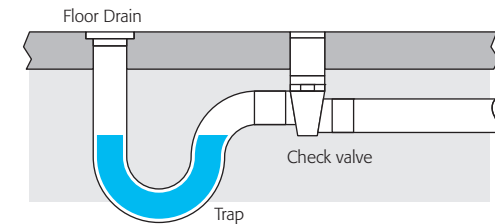


Other tips and helpful hints



Valves, drains and the holding tank must remain accessible at all times. To ensure that they are in proper working order, have them checked by a plumber at least once a year. Please note that before installing valves, the plumber must first obtain a permit from the municipality.

You can prevent offensive odours coming from the sewer by pouring a little water into your floor drain, which will fill the trap. You should do so twice a year, for example when the clocks change.



In the event of heavy precipitations, especially when there is a lot of surface water, your valves may shut off in order to play their protective role. Be careful! When you flush the toilet and your valves have already shut off to control backflow, they will also block all other water flow. You run the risk of flooding yourself!

You are forbidden to temporarily or permanently connect your pool's drain hose onto the municipal drain located on the edge of your backyard.

Article 81 of Construction By-Law No. 1443

In order to protect the normal flow of the sewer system, it is forbidden to throw waste and bags containing dog excrement into catch basins. Refuse blocks up the pipelines and causes backflows.

Article 13 of By-Law No. 1380 concerning sanitation, safety, peace and order.

What should you do in the event of backflow or flooding?

All of your plumbing connections that receive sewage are equipped with check valves and yet you are the victim of a backflow or of flooding?

- 1 Wait approximately half an hour; the water should drain on its own.
- 2 If the water does not drain, call a plumber as soon as possible.
- 3 If the water reaches electrical outlets and you are concerned about electrical risks, call the Fire Department.
- 4 Don't forget to file a claim with your insurance company.
- 5 Clean up the area as quickly as possible to prevent further damage.
- 6 Please note that you have a window of fifteen days following the incident to submit a claim to the Town of Mount Royal. You should do so before you even know the extent of the damage and the related costs.

Submit your request to the Public Affairs and Clerk's Office, 90 Roosevelt Avenue, Town of Mount Royal (Quebec) H3R 1Z5.

Helpful numbers

PUBLIC SECURITY: 514 734-4666
FIRE DEPARTMENT: 9-1-1

If you have any questions concerning the prevention and protection measures provided in this document, please consult our Urban Planning and Inspection Division by calling 514 734-3042.